



Modern Luxury Semi- Detached Villa in Porto de Mos.

Introducing Villa 37, an elegantly designed villa by the renowned architect Mário Martins. Currently under construction in a popular urbanization that is almost sold out. Completion expected in March 2020.

This villa will be accessed through electric gates where you will find beautifully landscaped gardens. At ground floor level you will find a large living room, modern kitchen and a guest bedroom suite - all with views through the latest full size, almost frameless windows, glazing to your magnificent 10mt long pool. This pool will come complete with 2 LED pool lights and set up to take a pool cover should you decide you might like to fit one in the future.

At this level you will also find a large garage with very generous storage space along with a fully fitted laundry area. There is also a large exterior ventilated store room for all services.

The 1st floor level is comprised of 3 large, generous bedroom suites all with access to a large 22m² terrace.

Villa 37 has been designed to allow you to easily personalise your space.

General specification:

- Ultra modern kitchens have been designed with the upmost attention to detail. They have selected the latest in easy maintenance materials from Tokyo Laminate's "Perfect Sense" matt soft white presses to Silstones beautiful "Blanco North" stone worktop.
- Most of the kitchen appliances will be by Electrolux (or similar Brand).
- Washing machines and dryers will be provided in the laundry area.
- The floors throughout the villas will be principally large (60x60) satin finish Porcelain tiles by Margres for easy maintenance. They endeavor to match these on the external terraces and around the pool.
- The villas will have a pre installation for electric blinds fitted in all bedrooms and

Villa

Property for sale Nº
61395

City
Lagos

Neighborhood
Lagos

Typology
V4

Pool
Yes

View
Pool and Garden

Plot Area
263

Floor Area
238

Price
745 000

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in the living room area.

- High quality pale matte wardrobes shall be provided in all bedrooms.
- The gardens will be landscaped to a high standard with an assortment of local plants and trees.

Mechanical & Electrical Specification:

- The living-rooms and master bedrooms will be fully air conditioned. There will be a pre installation for the other 3 bedrooms.
- The villas have a pre-installation of pipework for a thermostatically controlled under-floor heating system in all its main living areas. A heat pump can be fitted in due course if required.
- Solar panels to heat the domestic hot water.
- Very high grade recessed LED lighting is being provided with all the main areas being supported by high quality dimmers for ambient lighting.
- The balcony areas will have spot lights to "wash" its generous terraces.
- The villas will have a pre installation for a PIR movement detection alarm system.
- TV/satellite/FM and PT points

Possible extras:

Heat Pump for Underfloor Heating
Air-Conditioning for Bedrooms 2,3 & 4
A PVC Standard Pool Cover (for villas 37 & 38 only).
Polycarbonate Pool Cover (for villas 37 & 38 only).
Alarm system installed. (currently pre-installed)
Electric Shutter/Blinds (currently pre-installed)

Furniture not included but a furniture pack can be purchased for approx. €7,275

Other Villas Available:

Villa 33 - SOLD
Villa 34 - SOLD
Villa 35 - SOLD
Villa 36 - SOLD
Villa 39 - SOLD
Villa 37 : 230m2 Constr. Area. Plot 375m2. Price: 745.000€
Villa 38 : 230m2 Constr. Area. Plot 333m2. Price: 725.000€
Villa 40,42,44,46 : Constr. Area: 205m2. Plot 263m2. Price: 625.000€
Villa 41,43,45,47 : Constr. Area: 205m3. Plot 263m2. Price: 625.000€



